Supervisors Unanimously Pass Eviction Protections, due to COVID-19

The new law accomplishes the following:

- *Evictions are forbidden for nonpayment of rent* resulting from COVID-19 anywhere in the county for as long as the state of emergency is in force.

- It creates a grace period of 90 to 180 days after the state of emergency ends for renters to get caught up on rent.

- A fund of $3 million (from Measure K funds) is established to support individuals, nonprofits and small businesses whose survival and well-being are threatened in the coming months.
How did we get here?

LOCAL // BAY AREA & STATE

Homeless surge at SF airport: Police contacts triple, and officials want BART to step in

Matthias Gafni | April 11, 2019 | Updated: April 19, 2019 9:01a.m.

People can be seen at the SFO BART station. (BART) is under state of emergency and the exit of its general manager on Thursday came amid a new pressure: concern over homeless people boarding trains, where they take shelter in the terminals. (Nick Otto Special to the Chronicle)

Photo: Nick Otto, Special to the Chronicle
Agenda

- Introductions
- Background
  - Why is housing so expensive around here?
  - “Affordable Housing” definition
  - *Activity*: Affordable Housing or Market-Rate?
- How much does “affordable housing” cost?
- Do we need to build market-rate housing?
- What Can You Do?
  - *Activity*: Values Sharing
- Question & Answer
Background
Introductions

- Name
- Pronouns
- City
- Affiliation (if any)
- In one sentence, *what do you like about your commute?*
Our lack of affordable housing is a completely predictable result of policy failure.
Housing Leadership Council of San Mateo County (HLC)

- HLC works with communities and their leaders to produce and preserve quality affordable homes in San Mateo County.
- Our vision: everyone who works in San Mateo County, lives here, wants to live here, or grew up here can have a stable place to call home.
- Our campaigns Increase: funding, land, and political leadership for affordable housing
Why is Housing so Expensive Around Here?
Genentech also has two buildings under construction — an eight-story, 160,000-square-foot office and amenity building at 500 East Grand Ave. and five buildings on a childcare campus at 342 Allerton Ave. Both projects are scheduled to be completed in 2019.
Between 2010 and 2017, **83,000 new jobs** were created in San Mateo County. During the same period, **6,405 housing units** were added in San Mateo County.
Land is Scarce and Expensive

San Mateo County

- **75%** protected open space
- **25%** urban and suburban development

- **2/3** of developed land is single family homes
- **1/3** of developed land is zoned for multi-family housing
Exclusionary Zoning – then

Hibbert Court
Pacifica

“No person of Negro, Japanese, Malay, Chinese, Hindu, Indian, Korean, or Mongolian descent, or person not wholly of the Caucasian race shall be permitted or suffered to use or occupy said property or any part thereof, except that persons not of Caucasian race may be kept thereon by Caucasian occupant strictly in the capacity of domestic servants, gardeners, or chauffeurs.” (1948)

Westmoor Road
Burlingame

“Race Restrictions: No persons other than members of the Caucasian or White race shall be permitted to occupy any portion of said property, other than as domestics in the employ of the occupants of the premises.” (1940)

Sunnyslope Avenue
Belmont

“No person of African, Japanese, Chinese, Hindu, Indian, Korean, or Mongolian descent, or person not wholly of the Caucasian race, shall be permitted or suffered to purchase, own, lease, use or occupy said property or any part thereof, except that persons not of the Caucasian race may be kept thereon by Caucasian occupants strictly in the capacity of domestic servants, gardeners or chauffeurs.” (1938)
Exclusionary Zoning – now

100% Affordable for Seniors
Local Zoning and Neighborhood Opposition

According to the sales pitch, the new housing units would include low income high density housing apartments. This would mean that we would have uneducated people living in Cupertino. A lot of other residents and I are concerned that this would make the current residents of Cupertino uncomfortable, and would split our city in half.

Cupertino, 2018
“Affordable Housing” Definition
What Most People Think Affordable Housing Is

“I wish I could find affordable housing in the Bay Area”

In Cincinnati, Ohio, the average salary is $52,885.
What We Mean When We Say “Affordable Housing”

- Includes public subsidies
- Available to people who qualify based on their income
- Rents based on 30% of income in that income category
- Often includes services
- Only one person per room (no overcrowding)
Affordable Housing or Market-Rate?
Results
Who Gets to Live In Affordable Housing?
Who Gets to Live in Affordable Housing?

2019 San Mateo County Income Limits
as determined by HUD - effective December 18, 2013

revised 05/21/19

For HUD-funded programs, use the Federal Income Schedule. For State or locally-funded programs, you may use the State Income Schedule. For programs funded with both federal and state funds, use the more stringent income levels.

Please verify the income and rent figures in use for specific programs.

San Mateo County (based on Federal Income Limits for SMC)
Prepared 5/21/2018 - HUD-established area median Income $136,800 (based on household of 4).

<table>
<thead>
<tr>
<th>Income Category</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
<th>7</th>
<th>8</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low (30% AMI)</td>
<td>33,850</td>
<td>38,700</td>
<td>43,550</td>
<td>48,350</td>
<td>52,250</td>
<td>56,100</td>
<td>60,000</td>
<td>63,850</td>
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<tr>
<td>Very Low (50% AMI)</td>
<td>56,450</td>
<td>64,500</td>
<td>72,550</td>
<td>80,600</td>
<td>87,050</td>
<td>93,500</td>
<td>99,950</td>
<td>106,400</td>
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<tr>
<td>HOME Limit (60% AMI)</td>
<td>71,170</td>
<td>81,340</td>
<td>91,500</td>
<td>101,630</td>
<td>109,830</td>
<td>117,920</td>
<td>126,060</td>
<td>134,220</td>
</tr>
<tr>
<td>Low (80% AMI)</td>
<td>90,450</td>
<td>103,350</td>
<td>116,250</td>
<td>129,150</td>
<td>139,500</td>
<td>149,850</td>
<td>160,150</td>
<td>170,500</td>
</tr>
</tbody>
</table>
Who Gets to Live in Affordable Housing?

Baristas ($28,800/yr)
Retail workers ($39,000/yr)
Custodian ($43,963/yr)
Domestic Worker ($18,000/yr)
Teacher ($58,585/yr)
Do we Need to Build Market-Rate Housing?
Who Lives in Market-Rate Housing?

- Construction manager ($150,000/year)
- Tech workers ($140,000/year)
- Nurses ($120,000/year)
- Multi-generational families (combined income $200,000/year)
- Police officers ($90,000/yr)
So...what can you do?
Take Action!

1. Become a Member!
2. Join the Policy and Strategy Committee (list when you meet)
3. Attend an event
Recent Wins

- We convinced the Board of Supervisors to pass a County-wide eviction moratorium during the COVID-19 crisis.
- We convinced the Board of Supervisors to invest $50 million of County funds into new affordable homes.
- We support 12,909 new homes in San Mateo County.
- We organize residents to go to planning meetings, to roll back exclusionary zoning, and allow cities to build more multi-family homes.
- We persuade public agencies to build affordable housing on their land. We worked to include affordable housing on the Peninsula Health Care District proposal, and ushered in an affordable housing policy for Caltrain.
Become an HLC Member!

- Become part of a larger movement of affordable housing advocates.
- Access to member-only events (e.g. HLC Policy Mixer).
- Special networking opportunities with San Mateo County businesses, government leadership, and residents.
- A seat at the table! The opportunity to decide on proposals and policies in our endorsements & policy committees.
- Discounted rates for events.

HLC members form our political and financial base and provide the support we need to create effective change in our communities.
Questions?
Evaluation Form
